

LUKE BRUGNARA

Sch 13a

DETAILS FROM SALES ESCROW FOR 490 POST STREET, SAN FRANCISCO					
<i>Description</i>	<i>Sales Price</i>	<i>Selling Expenses</i>	<i>Deductible Expenses</i>	<i>Loan Payoffs</i>	<i>Exhibit</i>
Sales Price	\$43,960,186.01				W6-5 pg 1
Balance of Loan to GMAC				\$16,888,565.00	W6-5 pg 1
Balance of Loan to 4454 Van Nuys LLC, David Pick, David Pick Invstmnt Grp (Original of \$14,840,000) including interest				\$15,735,284.46	W6-5 pg 1
Balance of Loan to Malibu Vista Ptrs, and Encino Riviera Investors (Original of \$5.5M) Including Interest				\$5,482,402.30	W6-5 pg 1
Balance of Loan to David Pick (Original of \$1,860,000) Including interest				\$1,758,934.25	W6-5 pg 1
Balance of Loan to David Pick (Original \$1,210,000) Including Interest				\$1,815,000.00	W6-5 pg 1
Credit for Abstract of Judgment Case #300-708 to CCSF			\$1,200,000.00		W6-5 pg 1
Balance of Loan to David Pick (Original \$405,000 plus Add Adv \$675,000)				\$1,080,000.00	W6-5 pg 1
TOTALS	\$43,960,186.01	\$0.00	\$1,200,000.00	\$42,760,186.01	
		Total Payments:		\$43,960,186.01	

LUKE BRUGNARA

Sch 13b

DETAILS FROM PURCHASE ESCROW FOR 490 POST STREET, SAN FRANCISCO						
<i>Description</i>	<i>Purchase Price</i>	<i>Purchase Expenses</i>	<i>Loan-related Expenses</i>	<i>Deductible Expense</i>	<i>Other</i>	<i>Exhibit</i>
Purchase Price	\$23,500,000.00					W6-4 pg 1
Funds Retained by Lender		\$300,000.00				W6-4 pg 1, 22
Loan Fee to Lender			\$89,000.00			W6-4 pg 1
Legal Fees to Katten Muchin & Zavis			\$15,000.00			W6-4 pg 1, 22
Underwriting Fee			\$3,500.00			W6-4 pg 1, 22
Engineering Holdback		\$28,380.00				W6-4 pg 1, 22
Environmental O & M Plan		\$900.00				W6-4 pg 1, 22
Tax Escrow Deposit				\$8,132.22		W6-4 pg 1, 22
Pay 2nd installment of Taxes Lot 10 Block 296				\$34,051.92		W6-4 pg 1
Pro Rata Taxes on APN 296-10 from 1-1-9 to Closing				(\$4,891.38)		W6-4 pg 1
Pro Rata Rental Income of \$245,824.69 per Month from Closing to 2-1-98					(\$39,649.15)	W6-4 pg 1
Pro Rata Parking Rent of \$32,359.35 per Month from Closing to 2-1-98					(\$5,219.25)	W6-4 pg 1
Credit Buyer Security Deposits of					(\$23,134.20)	W6-4 pg 1
Credit from Seller for McCallion Retention					(\$10,000.00)	W6-4 pg 1
Credit Seller Toward Roof		\$1,858.00				W6-4 pg 1
Document Preparation/Notary Fees		\$175.00				W6-4 pg 1
Escrow Services		\$1,832.78				W6-4 pg 1
Standard Coverage Title Policy Prem		\$14,100.00				W6-4 pg 1
Additional Policy Fee		\$100.00				W6-4 pg 1
Extended Coverage Title Premium		\$1,980.00				W6-4 pg 2
Premium for Endorsements		\$2,478.03				W6-4 pg 2
Resale Binder Premium - None		\$0.00				W6-4 pg 2
Extended Coverage Inspection Fee		\$75.00				W6-4 pg 2
UCC Filing Services		\$100.00				W6-4 pg 2
Recording Services		\$271.00				W6-4 pg 2
Balance					\$1,607.36	W6-4 pg 2
TOTALS	\$23,500,000.00	\$352,249.81	\$107,500.00	\$37,292.76	(\$76,395.24)	
		Total Payments:			\$420,647.33	